



SINGLE FAMILY RENTAL PORTFOLIO

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PORTFOLIO OVERVIEW

NORTH PHILADELPHIA PORTFOLIO

2204 N Cleveland St.
2530 N Colorado St.
3829 N 15th St.
4456 N Gratz St.
4522 N 16th St.
234 E Phil Ellena St

SOUTH PHILADELPHIA PORTFOLIO

2110 S Garnet St.
2123 S Mole St.
2031 S 16th St.
2146 Sigel St.
2214 S 23rd St.
1200 S Bucknell St.
1521 S 30th St.
2649 Wilder St.
1531 S Corlies St.
1245 S Bucknell St.
2336 Dickinson St.
1614 Annin St.
1835 Dickinson St.
2326 Dickinson St.
1928 S Camac St.

7046 WOODLAND AVE.

WEST PHILADELPHIA PORTFOLIO

4117 Brandywine St.
3600 Conshohocken Unit 912
5242 Pennsgrove St.
53 N 58th St.
5922 Spring St.
6904 Woodland Ave.
6530 Dorel St.
2218 S Felton St.
7003 W Passyunk Ave.
7022 Saybrook St.
1336 S 56th St.
6077 Cedarhurst St.
5932 Belmar Ter.
1130 S 51st St.
5819 Ellsworth St.
1530 N Felton St.
6146 W Columbia Ave,

DELCO PORTFOLIO

1100 Chestnut St.
1234 Edgehill Rd.
1332 Edgehill Rd.
232 Moore St.
1007 Ridge Ave.
23 W 21st St.
135 W 21st St.
526 Spruce St.

WILMINGTON PORTFOLIO

928 Marshall St.
510 W 4th St.
733 W 4th St.
611 E 8th St.
1019 N Pine St.
624 W 5th St.
1211 B St.
5 E 24th St.
1901 N West St.
103 E 24th St.
925 Vandever Ave.
2100 N Pine St.
112 E 23rd St.
8 E 24th St.
2203 Carter St.
2508 N Market St.
903 E 17th St.
918 E 17th St.
925 E 17th St.
938 E 17th St.
944 E 17th St.
953 E 17th St.
308 N Harrison St.
1006 W Second St.
312 S Van Buren St.
1112 Conrad St.
1113 Conrad St.
521 S Harrison St.
1127 Read St.
1401 Pennsylvania Ave Unit 214

PHILADELPHIA PORTFOLIO



DELAWARE COUNTY PORTFOLIO



PHILADELPHIA PORTFOLIO

135 W 21ST ST.
23 W 21ST ST.

6146 W COLUMBIA AVE.
1530 N FELTON ST.

5242 PENNSGROVE ST.
5922 SPRING ST.
53 N 58TH ST.

5819 ELLSWORTH ST.
6077 CEDARHURST ST.
1130 S 51ST ST.
1336 S 56TH ST.
5932 BELMAR TER.

526 SPRUCE ST.
1007 RIDGE AVE.
232 MOORE ST.
1332 EDGEHILL RD.
1234 EDGEHILL RD.
1100 CHESTNUT ST.

2218 S FELTON ST.
6904 WOODLAND AVE.
6530 DOREL ST.
7003 W PASSYUNK AVE.
7022 SAYBROOK AVE.
7046 WOODLAND AVE.

2336 DICKINSON ST.
2326 DICKINSON ST.
1835 DICKINSON ST.
2146 SIGEL ST.
2214 S 23RD ST.
2110 S GARNET ST.
2031 S 16TH ST.
2123 S MOLE ST.
1928 S CAMAC ST.

4117 BRANDYWINE ST.

3600 CONSHOHOCKEN AVE.

2530 N COLORADO AVE.
2204 N CLEVELAND ST.

4522 N 16TH ST.
4456 N GRATZ ST.

3829 N 15TH ST.

234 E PHIL ELLENA ST.

WILMINGTON PORTFOLIO

1401 PENNSYLVANIA AVE.

1901 N WEST ST.

2508 N MARKET ST.
5 E 24TH ST.
8 E 24TH ST.

103 E 24TH ST.
112 E 23RD ST.
2203 CARTER ST.

2100 PINE ST.

925 VANDEVER ST.
903 E 17TH ST.
925 E 17TH ST.
918 E 17TH ST.
938 WE 17TH ST.
953 E 17TH ST.
944 E 17TH ST.

308 S HARRISON ST.
1113 CONRAD ST.
1112 CONRAD ST.
1006 W 2ND ST.
1127 READ ST.

733 W 4TH ST.
624 W 5TH ST.

510 W 4TH ST.

1019 N PINE ST.

611 E 8TH ST.

312 S VAN BUREN ST.

521 S HARRISON ST.

928 MARSHALL ST.

1211 B ST.

PRICING

NORTH PHILADELPHIA PORTFOLIO

6	\$1,150,000	8.12%
Properties	Price	Cap Rate

SOUTH PHILADELPHIA PORTFOLIO

15	\$4,750,000	7.98%
Properties	Price	Cap Rate

WEST PHILADELPHIA PORTFOLIO

17	\$4,700,000	7.88%
Properties	Price	Cap Rate

7046 WOODLAND AVE.

1	\$670,000	7.96%
Property	Price	Cap Rate

DELAWARE COUNTY PORTFOLIO

8	\$1,400,000	8.17%
Properties	Price	Cap Rate

WILMINGTON PORTFOLIO

30	\$5,200,000	8.26%
Properties	Price	Cap Rate

TOTAL - \$17,870,000 | TOTAL CAP - 7.87%

RENT ROLL

Unit	Type	Status	Rent/Property	Market Rent/Property
NORTH PHILADELPHIA				
2204 N Cleveland St	House	Occupied	\$ 1,350	\$ 1,418
2530 N Colorado St	House	Occupied	\$ 1,900	\$ 1,995
3829 N 15th St	House	Occupied	\$ 1,650	\$ 1,733
4456 N Gratz St	House	Occupied	\$ 1,450	\$ 1,523
4522 N 16th St	House	Occupied	\$ 1,900	\$ 1,995
234 E Phil Ellena St	House	Occupied	\$ 2,250	\$ 2,363

SOUTH PHILADELPHIA

2110 S Garnet St	House	Occupied	\$ 2,450	\$ 2,573
2123 S Mole St	House	Occupied	\$ 2,400	\$ 2,520
2031 S 16th St	House	Occupied	\$ 2,400	\$ 2,520
2146 Sigel St	House	Occupied	\$ 2,400	\$ 2,520
2214 S 23rd St	House	Occupied	\$ 2,600	\$ 2,730
1200 S Bucknell St	House	Occupied	\$ 6,000	\$ 6,300
1521 S 30th St	House	Occupied	\$ 2,200	\$ 2,310
2649 Wilder St	House	Occupied	\$ 2,300	\$ 2,415
1531 S Corlies St	House	Occupied	\$ 1,925	\$ 2,021
1245 S Bucknell St	House	Occupied	\$ 2,050	\$ 2,153
2336 Dickinson St	House	Occupied	\$ 2,900	\$ 3,045
1614 Annin St	House	Occupied	\$ 2,875	\$ 3,019
1835 Dickinson St	House	Occupied	\$ 3,125	\$ 3,281
2326 Dickinson St	House	Occupied	\$ 2,900	\$ 3,045
1928 S Camac St	House	Occupied	\$ 3,150	\$ 3,308

7046 WOODLAND AVE

7046 Woodland Ave	5 unit	Occupied	\$ 6,200	\$ 6,510
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RENT ROLL

Unit	Type	Status	Rent/Property	Market Rent/Property
WEST PHILADELPHIA				
4117 Brandywine St	House	Occupied	\$ 2,225	\$ 2,336
3600 Conshohocken Unit 912	Condo	Occupied	\$ 2,600	\$ 2,730
5242 Pennsgrove St	House	Occupied	\$ 1,450	\$ 1,523
53 N 58th St	Duplex	Occupied	\$ 2,000	\$ 2,100
5922 Spring St	House	Occupied	\$ 1,900	\$ 1,995
6904 Woodland Ave	Duplex	Occupied	\$ 2,275	\$ 2,389
6530 Dorel St	Duplex	Occupied	\$ 2,500	\$ 2,625
2218 S Felton St	House	Occupied	\$ 1,700	\$ 1,785
7003 W Passyunk Ave	House	Occupied	\$ 2,050	\$ 2,153
7022 Saybrook St	House	Occupied	\$ 2,100	\$ 2,205
1336 S 56th St	House	Occupied	\$ 1,900	\$ 1,995
6077 Cedarhurst St	House	Occupied	\$ 1,850	\$ 1,943
5932 Belmar Ter	House	Occupied	\$ 2,175	\$ 2,284
1130 S 51st St	House	Occupied	\$ 3,900	\$ 4,095
5819 Ellsworth St	House	Occupied	\$ 2,450	\$ 2,573
1530 N Felton St	House	Occupied	\$ 2,000	\$ 2,100
6146 W Columbia St	Duplex	Occupied	\$ 5,250	\$ 5,513

DELAWARE COUNTY

1100 Chestnut St	House	Occupied	\$ 1,400	\$ 1,470
1234 Edgehill Rd	House	Occupied	\$ 1,750	\$ 1,838
1332 Edgehill Rd	House	Occupied	\$ 1,750	\$ 1,838
232 Moore St	House	Occupied	\$ 1,900	\$ 1,995
1007 Ridge Ave	House	Occupied	\$ 2,400	\$ 2,520
23 W 21st St	House	Occupied	\$ 1,450	\$ 1,523
135 W 21st St	House	Occupied	\$ 1,450	\$ 1,523
526 Spruce St	Duplex	Occupied	\$ 2,200	\$ 2,310

RENT ROLL

Unit	Type	Status	Rent/Property	Market Rent/Property
WILMINGTON				
928 Marshall St	House	Occupied	\$ 1,725	\$ 1,811
510 W 4th St	House	Occupied	\$ 2,550	\$ 2,678
733 W 4th St	House	Occupied	\$ 1,200	\$ 1,260
611 E 8th St	House	Occupied	\$ 1,785	\$ 1,874
1019 N Pine St	House	Occupied	\$ 1,450	\$ 1,523
624 W 5th St	House	Occupied	\$ 2,050	\$ 2,153
1211 B St	House	Occupied	\$ 1,200	\$ 1,260
5 E 24th St	House	Occupied	\$ 1,550	\$ 1,628
1901 N West St	House	Occupied	\$ 2,000	\$ 2,100
103 E 24th St	House	Occupied	\$ 1,575	\$ 1,654
925 Vandever Ave	House	Occupied	\$ 1,725	\$ 1,811
2100 N Pine St	Triplex	Occupied	\$ 3,000	\$ 3,150
112 E 23rd St	House	Occupied	\$ 1,875	\$ 1,969
8 E 24th St	House	Occupied	\$ 1,800	\$ 1,890
2203 Carter St	House	Occupied	\$ 1,425	\$ 1,496
2508 N Market St	House	Occupied	\$ 2,100	\$ 2,205
903 E 17th St	House	Occupied	\$ 1,650	\$ 1,733
918 E 17th St	House	Occupied	\$ 700	\$ 735
925 E 17th St	House	Occupied	\$ 1,450	\$ 1,523
938 E 17th St	House	Occupied	\$ 1,450	\$ 1,523
944 E 17th St	House	Occupied	\$ 1,450	\$ 1,523
953 E 17th St	House	Occupied	\$ 1,550	\$ 1,628
308 N Harrison St	House	Occupied	\$ 1,225	\$ 1,286
1006 W Second St	House	Occupied	\$ 1,575	\$ 1,654
312 S Van Buren St	House	Occupied	\$ 1,850	\$ 1,943
1112 Conrad St	House	Occupied	\$ 1,225	\$ 1,286
1113 Conrad St	House	Occupied	\$ 1,225	\$ 1,286
521 S Harrison St	House	Occupied	\$ 1,600	\$ 1,680
1127 Read St	House	Occupied	\$ 1,200	\$ 1,260
1401 Pennsylvania Ave Unit 214	Condo	Occupied	\$ 1,525	\$ 1,601

OPERATING STATEMENT

	Annual	Unit
Income		
Gross Potential Rent	\$1,999,431	\$26,308
Loss / Gain to Lease	-\$97,011	-\$1,276
Gross Scheduled Rent	\$1,902,420	\$25,032
Vacancy (5%)	\$95,121	-\$1,252
Total Effective Gross Income	\$1,807,299	\$23,780
Expenses		
Real Estate Taxes	\$127,498	\$1,678
Insurance	\$78,500	\$1,033
Electric	\$6,960	\$92
Water & Sewer	\$4,970	\$65
Repairs & Maintenance	\$51,700	\$680
Contract Services	\$13,050	\$172
Refuse Collection	\$500	\$7
Landscaping	\$4,350	\$57
General & Administrative	\$8,700	\$114
Licensing	\$6,045	\$80
Misc. Expenses	\$8,700	\$114
Management Fee (5%)	\$90,365	\$1,189
Total Expenses:	\$401,338	\$5,281

NORTH PHILADELPHIA PORTFOLIO



2204 N CLEVELAND ST.



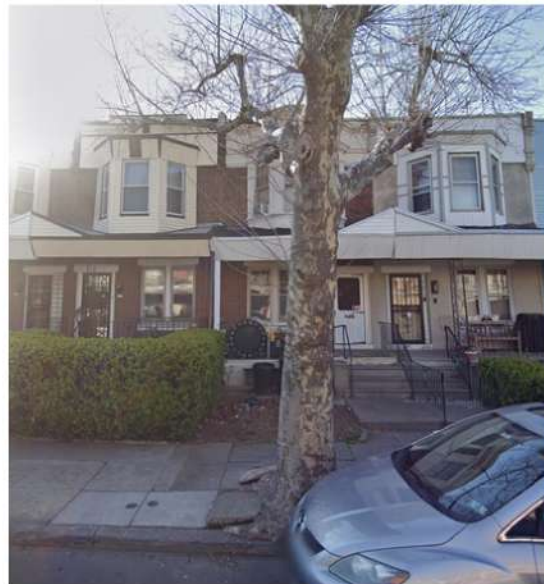
2530 N COLORADO ST.



3829 N 15TH ST.



4456 N GRATZ ST.



4522 N 16TH ST.



234 E PHIL ELLENA ST

7046 WOODLAND AVE.



SOUTH PHILADELPHIA PORTFOLIO



2110 S GARNET ST.



2123 S MOLE ST.



2031 S 16TH ST.



2146 SIGEL ST.



2214 S 23RD ST.



1200 S BUCKNELL ST.



1521 S 30TH ST.



2649 WILDER ST.



1531 S CORLIES ST.



1245 S BUCKNELL ST.



2336 DICKINSON ST.



1614 ANNIN ST.



1835 DICKINSON ST.



2326 DICKINSON ST.



1928 S CAMAC ST.

WEST PHILADELPHIA PORTFOLIO



4117 BRANDYWINE ST.



3600 CONSHOHOCKEN UNIT 912



5242 PENNSGROVE ST.



53 N 58TH ST.



5922 SPRING ST.



6904 WOODLAND AVE.



6530 DOREL ST.



2218 S FELTON ST.



7003 W PASSYUNK AVE.



7022 SAYBROOK ST.



1336 S 56TH ST.



6077 CEDARHURST ST.



5932 BELMAR TER.



1130 S 51ST ST.



5819 ELLSWORTH ST.



1530 N FELTON ST.



6146 W COLUMBIA AVE.

DELCO PORTFOLIO



1100 CHESTNUT ST.



1234 EDGEHILL RD.



1332 EDGEHILL RD.



232 MOORE ST.



1007 RIDGE AVE.



23 W 21ST ST.



135 W 21ST ST.



526 SPRUCE ST.

WILMINGTON PORTFOLIO



928 MARSHALL ST.



510 W 4TH ST.



733 W 4TH ST.



611 E 8TH ST.



1019 N PINE ST.



624 W 5TH ST.



1211 B ST.



5 E 24TH ST.



1901 N WEST ST.



103 E 24TH ST.



925 VANDEVER AVE.



2100 N PINE ST.



112 E 23RD ST.



8 E 24TH ST.



2203 CARTER ST.



2508 N MARKET ST.

WILMINGTON PORTFOLIO



903 E 17TH ST.



918 E 17TH ST.



925 E 17TH ST.



938 E 17TH ST.



944 E 17TH ST.



953 E 17TH ST.



1112 CONRAD ST.



1006 W SECOND ST.



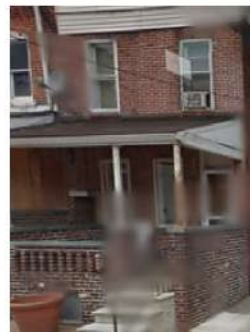
308 N HARRISON ST.



521 S HARRISON ST.



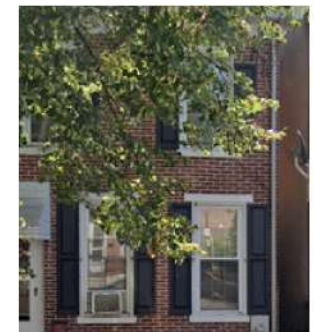
1127 READ ST.



1113 CONRAD ST.



1401 PENNSYLVANIA AVE UNIT 214



312 S VAN BUREN ST.

PHILADELPHIA

DEMOGRAPHICS

SOURCE: [point2homes.com](https://www.point2homes.com) / Philadelphia, PA Demographics

1,596,865

Total Population

34.8

Median Age

646,608

Total Households

\$77,454

Average Household Income

OVERVIEW

Philadelphia, known as the "City of Brotherly Love," is a vibrant and historic city with a rich tapestry of culture, arts, and commerce. As one of the largest cities in the United States, Philadelphia offers a diverse range of neighborhoods, each with its own unique charm and character. From the bustling streets of Center City to the historic cobblestone roads of Old City, Philadelphia has something to offer everyone. With world-class dining, top-notch educational institutions, and a thriving economy, Philadelphia is a dynamic city that continues to attract residents and businesses alike.





Philadelphia, Pennsylvania, is a vibrant area filled with various activities, events, and places to explore. Here's a list of some of the activities and events you might find in and around the city:

Historic Sites: Visit Independence Hall, Liberty Bell, and other landmarks in the Historic District.

Museums: Explore the Philadelphia Museum of Art, Franklin Institute, and Barnes Foundation.

Outdoor Spaces: Enjoy outdoor activities at Fairmount Park, Schuylkill River Trail, and Wissahickon Valley Park.

Sports: Catch a game at Citizens Bank Park (Phillies), Lincoln Financial Field (Eagles), or Wells Fargo Center (76ers, Flyers).

Food Scene: Experience the city's vibrant food scene with iconic dishes like cheesesteaks and soft pretzels.

Cultural Events: Attend festivals such as the Philadelphia Flower Show, Philadelphia International Festival of the Arts (PIFA), and Philadelphia Film Festival.

Live Music: Enjoy live music at venues like the Kimmel Center, The Mann Center, and Union Transfer.

Shopping: Shop along Walnut Street, explore Reading Terminal Market, or visit the King of Prussia Mall.

Nightlife: Experience the city's nightlife in neighborhoods like Old City, RittenHouse Square, and Northern Liberties.

Seasonal Events: Participate in seasonal events like the Christmas Village, July 4th celebrations, and the Mummers Parade.

DELAWARE COUNTY

DEMOGRAPHICS

SOURCE: point2homes.com / Delaware County, PA Demographics

620,396

Total Population

39.4

Median Age

232,139

Total Households

\$133,864

Average Household Income

OVERVIEW

Delaware County, located in southeastern Pennsylvania, offers a vibrant mix of suburban charm and urban convenience, making it an attractive destination for residents seeking a balance between city amenities and a quieter lifestyle. Known for its excellent school districts, scenic parks, and bustling town centers, Delaware County provides a diverse array of living options for families, young professionals, and retirees alike. With easy access to major highways and public transportation, commuting to Philadelphia and other neighboring cities is convenient for residents. The county's strong sense of community, coupled with its rich history and cultural attractions, makes it a desirable location for those looking to rent in a dynamic and thriving area.





Delaware County is a vibrant area filled with various activities, events, and places to explore. Here's a list of some of the activities and events you might find in and around the city:

Outdoor Recreation: Explore the county's numerous parks, such as Ridley Creek State Park or Glen Providence Park, for hiking, biking, picnicking, and nature walks.

Arts and Culture: Visit local museums and galleries, such as the Delaware County Institute of Science or the Brandywine River Museum of Art, for a dose of culture and history.

Shopping and Dining: Enjoy shopping and dining in the county's charming downtown areas, like Media, with its boutiques, cafes, and restaurants.

Sports and Fitness: Participate in sports leagues, fitness classes, or enjoy a round of golf at one of the county's golf courses.

Community Events: Attend local festivals, farmers' markets, and community events, which are held throughout the year, showcasing the area's culture and spirit.

Entertainment: Catch a show at the Media Theatre or enjoy live music at one of the county's many venues.

History and Heritage: Explore historic sites and landmarks, such as the John Heinz National Wildlife Refuge at Tinicum or the Swedish Cabin, to learn about the county's rich history.

Family-Friendly Activities: Visit local attractions like the Philadelphia Zoo or the Please Touch Museum for a fun day out with the family.

WILMINGTON, DE

DEMOGRAPHICS

SOURCE: [point2homes.com](https://www.point2homes.com) / Wilmington, DE Demographics

70,926

Total Population

36.3

Median Age

31,392

Total Households

\$72,244

Average Household Income

OVERVIEW

Wilmington, Delaware, offers a vibrant and diverse community, making it an attractive location for multifamily living. The city boasts a rich history, evident in its well-preserved architecture and cultural landmarks. With a bustling downtown area, residents enjoy easy access to a variety of dining, shopping, and entertainment options. Wilmington is also known for its strong job market, particularly in the finance, healthcare, and legal sectors, making it an ideal place for professionals and families alike. Its proximity to major cities like Philadelphia and New York City, as well as its efficient public transportation system, further enhance its appeal.





Wilmington, DE is a vibrant area filled with various activities, events, and places to explore. Here's a list of some of the activities and events you might find in and around the city:

Wilmington Riverfront: Enjoy scenic walks, waterfront dining, and events at this revitalized area along the Christina River.

Brandywine Park: Explore the beautiful gardens, walking trails, and historic sites in this picturesque park.

Delaware Art Museum: Experience a diverse collection of art ranging from the 19th century to contemporary works.

Hagley Museum and Library: Discover the history of the DuPont family and early American industry at this historic site.

Rockwood Museum and Park: Tour the preserved Victorian mansion and gardens, offering a glimpse into Wilmington's past.

Wilmington and Western Railroad: Take a scenic train ride through the countryside on this historic railway.

Wilmington Brew Works: Sample craft beers and enjoy the brewery's vibrant atmosphere.

Local Festivals and Events: Attend the annual Clifford Brown Jazz Festival, A Day in Old New Castle, or the Greek Festival for a taste of local culture.

Longwood Gardens: Just a short drive away, explore the stunning gardens, fountains, and conservatories of this world-renowned botanical garden.

Tax-Free Shopping: Visit the nearby Christiana Mall or explore the boutiques and shops in downtown Wilmington without sales tax.



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SINGLE FAMILY RENTAL PORTFOLIO

